

EASTRIDGE

BUSINESS PARK



EastRidge Business Park is more than great real estate. This progressive, master-planned development connects you to what you need to help your business thrive. EastRidge embraces growing companies, offering more flexibility than any other development to meet your expansion needs. With easy access to I-205, I-5 and Portland International Airport, EastRidge takes you out of traffic hassles, via the streamlined Padden Parkway. EastRidge offers a professional image, meticulous maintenance, and on-site management.

One of the largest mixed-use business parks in the entire Portland/Vancouver metropolitan area, EastRidge Business Park is a 90-acre campus-style park, totaling 1.1 million square feet of office, flex, retail, light-industrial and multi-family facilities. With 61 individual buildings, EastRidge Business Park is home to over 120 quality businesses including medical, engineering, office, R&D, banking, restaurants, and business support services.

LEASING



360.750.5595

Office

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Retail

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the
right
place.

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Retail/Service Commercial



Average Daily Traffic Counts:

Est. 40,000 North/South SR-503
(NE 117th Ave)

Neighboring Retailers:

Lowe's Home Improvement,
Carl's Jr., Fred Meyer, Jack in the
Box, Shari's Restaurant

Annual Base Rental Rates:

From \$13.50 - \$15.00/SF NNN

Centrally located within the Orchard's Trade Area on
SR-503 (NE 117th Ave.) between NE 95th St. and NE
99th St.

Zip code 98606, the fourth wealthiest community in
the Portland/Vancouver metropolitan area is part of
the Orchard's Trade Area

Excellent Signage Opportunity with high visibility

Served by two signalized intersections

Demographics	1-Mile	3-Mile	5-Mile
2008 Population Estimate	10,104	65,688	173,183
2013 Population Projections	11,281	74,807	198,807
2000 Population Census	7,775	52,364	138,102
2008 Average HH Income	\$81,276	\$74,458	\$74,066

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Eric Fuller & Associates, Inc.
COMMERCIAL REAL ESTATE SERVICES
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Office/Flex



Office / Flex Annual Base

Rental Rates:

\$0.45 shell + \$0.65 office surcharge

EastRidge Business Park has a wide variety of commercial space which can facilitate the growth of its tenants as their requirements change.

Close proximity to restaurants, hotels & services, easy access to I-205 and only 20 minutes to Portland International Airport

Access to high bandwidth data & telecommunications facilities

Professionally managed on-site by Colliers International

Mature landscaping in a natural setting

4 : 1,000 office parking ratio

All flex spaces are served by dock and/or grade loading doors

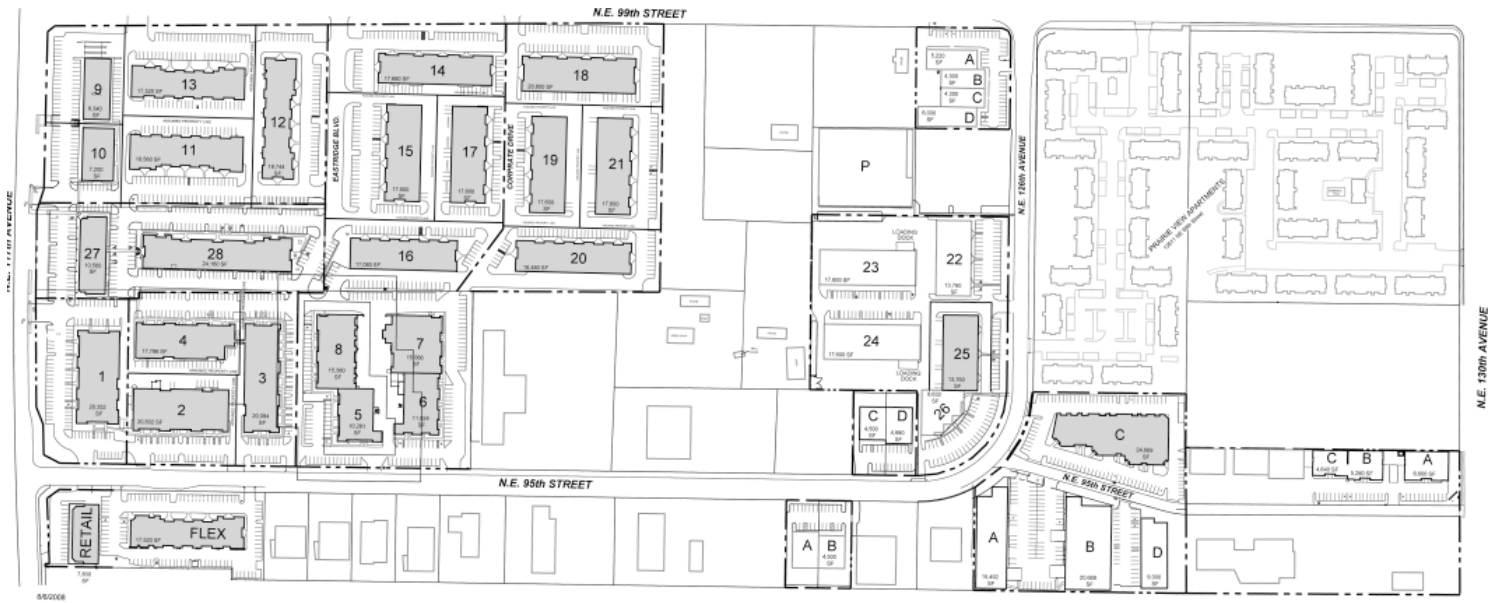
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Professionally Managed By:

COLLIERS
 INTERNATIONAL